

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SOUTHERN MAINE PROPERTIES CO» Located At 315 MARGINAL

Job ID: 2011-08-2000-ALTCOMM

CBL: 023 - - E - 002 - 001 - - - -

has permission to Add office space & replace windows

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

[Handwritten signature and date 8/22/11]

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close-in inspection required prior to insulating or drywalling.
 2. Final inspection required upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-2000-ALTCOMM

Located At: 315 MARGINAL

CBL: 023 - - E - 002 - 001 - - - -

Conditions of Approval:

Fire

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Installation shall comply with City Code Chapter 10.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. All penetrations through rated assemblies must be protected by an approved fire stop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2011-08-2000-ALTCOMM	Date Applied: 8/16/2011	CBL: 023 - - E - 002 - 001 - - - - -	
Location of Construction: 323 MARGINAL WAY	Owner Name: SOUTHERN MAINE PROPERTIES CO	Owner Address: BOX 7525 DTS, 5 MILK ST PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Bruce Kistler	Contractor Address: PO Box 7525, Portland, ME 04112	Phone: 772-8286 x207
Lessee/Buyer's Name:	Phone:	Permit Type: commercial alterations	Zone: B-5
Past Use: offices	Proposed Use: Same: to add into existing offices for Maine Public Broadcasting - new windows	Cost of Work: \$5000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2 IBC 09
Proposed Project Description: interior renovations		Signature: <i>Carol. P. ...</i> 8/23/11 Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK</i> <i>8/19/11</i>	Date:	Date: <i>S</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHON

2011 08 2000

B-5
m Q



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>315 MARGINAL WAY</u>		
Total Square Footage of Proposed Structure/Area <u>930 +/- SF</u>	Square Footage of Lot <u>67680</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>023 - E - 002 - 001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>SOUTHWEST MAINE PROPERTIES CO.</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>772-6401</u>
Lessee/DBA (If Applicable) <u>MAINE PUBLIC BROADCASTING Corp.</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5,000.</u> C of O Fee: \$ <u>8</u> Total Fee: \$ <u>70.00</u>
<p>Current legal use (i.e. single family) <u>OFFICE</u></p> <p>If vacant, what was the previous use? <u>OFFICE Vacant</u></p> <p>Proposed Specific use: <u>OFFICE</u></p> <p>Is property part of a subdivision? <u>No</u> If yes, please name _____</p> <p>Project description: <u>COMMERCIAL - OFFICE - INTERIOR REMEDIATION TO ADD AN ADDITIONAL 930 +/- SF TO THE EXISTING MAINE PUBLIC BROADCASTING CORPORATION SPACE AT 323 MARGINAL WAY.</u></p>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>BRUCE KISTLER</u>		Telephone: <u>772-8286 x207</u>
Mailing address: <u>P.O. Box 7525, Portland, ME 04112</u>		

RECEIVED
Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 8/16/11

This is not a permit; you may not commence ANY work until the permit is issued



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Aug 11 2011

Received from Fox River Improvement

Location of Work 215 Albany St. Portland

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 003 2007

Check #: 55574 **Total Collected \$** 10.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

General Notes:

All work to be in compliance with all applicable codes and ordinances.

No changes to existing space, roof or exterior walls insulation

Contractor to coordinate work with landlord to minimize disruption to other tenants.

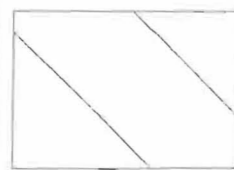
Building is fully sprinklered and monitored to NFPA.

Existing HVAC system to remain.

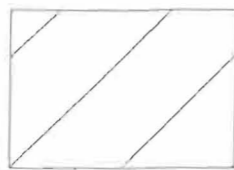
All dimension to outside face of finish.

Notify owner of any discrepancies.

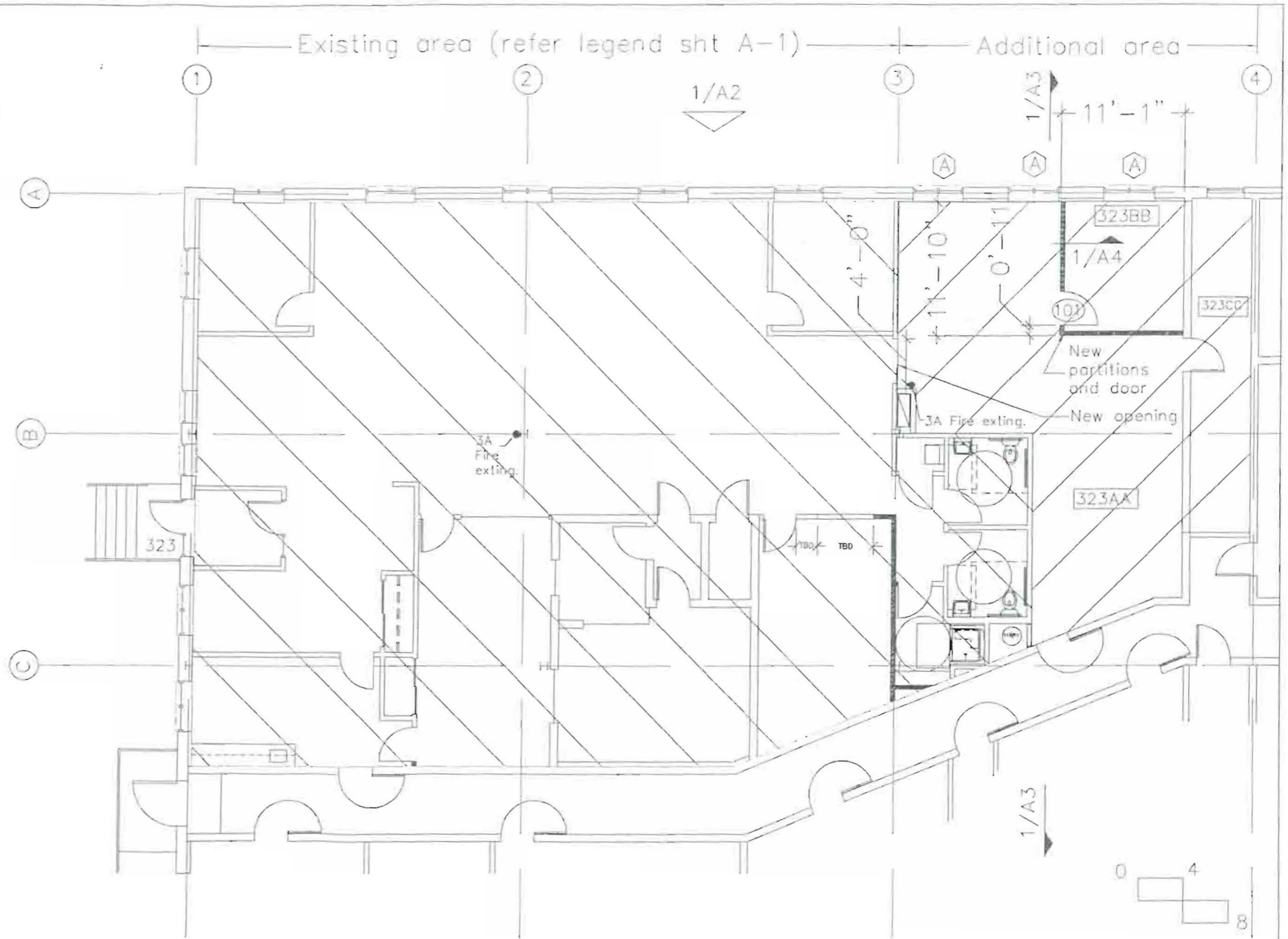
Legend:



= Existing Area NO work in this area.



= Additiona Area to be added to Existing Area.



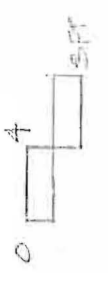
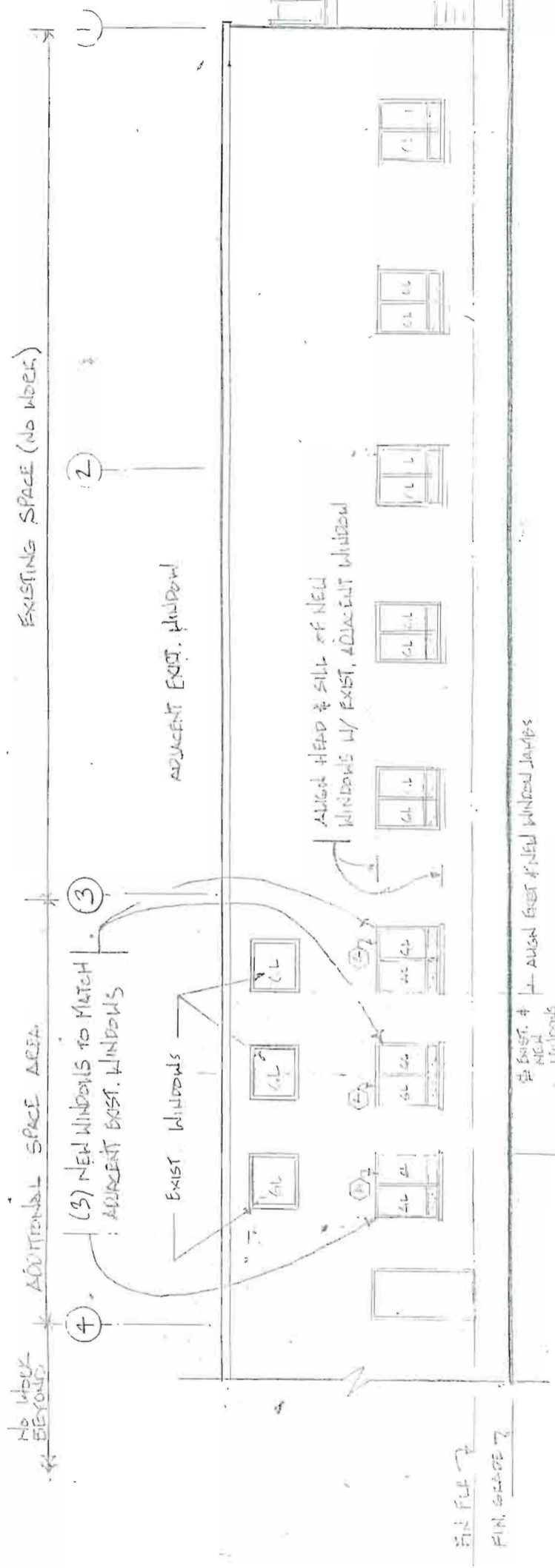
①

323 Marginal Way Floor Plan

8/11/11

Sheet A-1

SHT 1 of 6



← EXIST. # 1 ADJUST EXIST. ADJACENT WINDOW JAMBES
 ← EXIST. # 2 ADJUST EXIST. ADJACENT WINDOW JAMBES



1 323 Marginal Way, East Elevation
 8/11/11

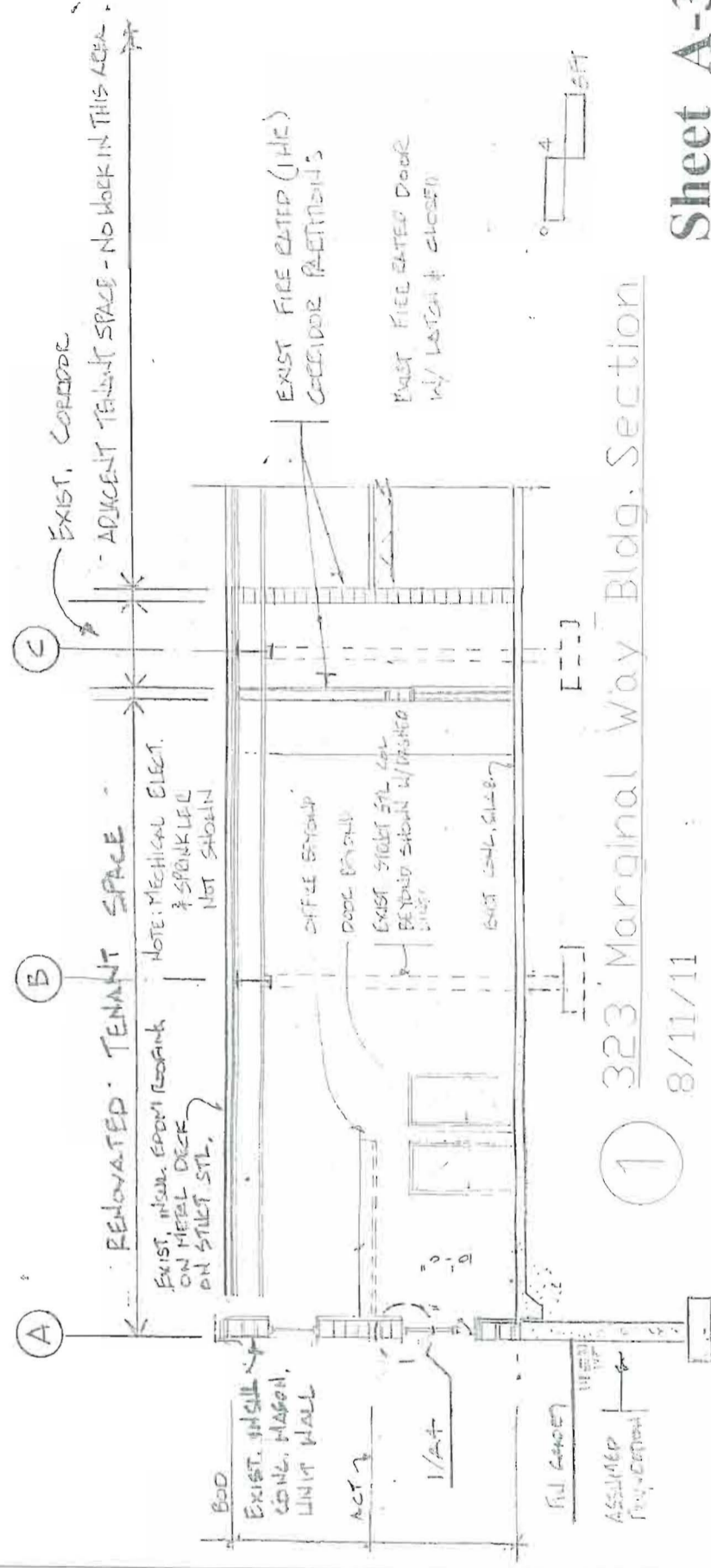
Sheet A-2

5/11/2016

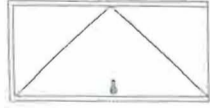
$\frac{5}{8}$ " Gypsum Wallboard (T&S (3) coats) each side of 3 $\frac{1}{2}$ " (or 5 $\frac{1}{2}$ " metal studs @ 16" with 3 $\frac{1}{2}$ " sound batts in wall cavity.

Top of wall at 10ft AFF

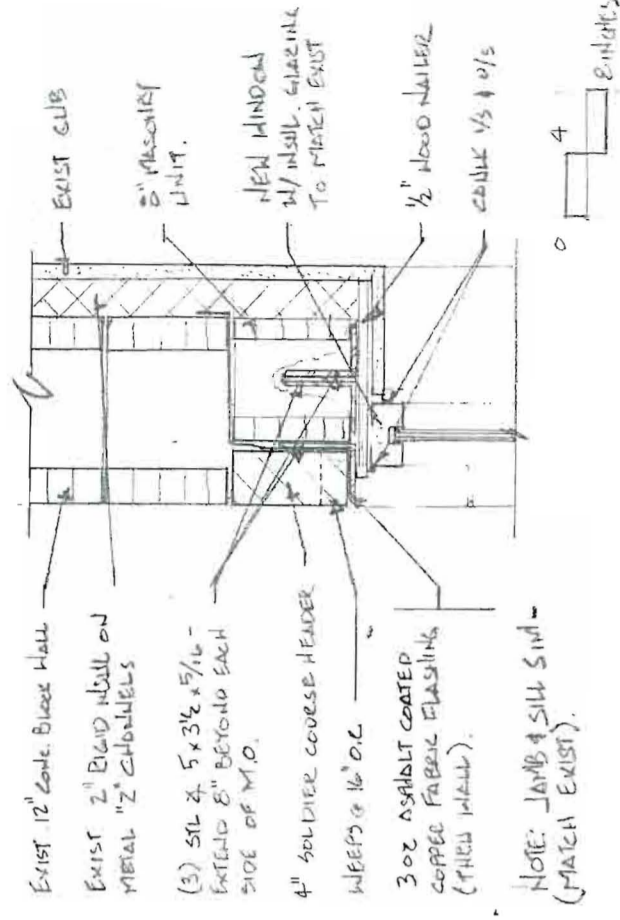
2 Wall Type "A" Section
NTS



Door Schedule		Size		type	material	frame	hardware	weather	threshold	closer	comments
Mark	width	height	thickness								
101	3'-0"	6'-8"	1.34"	SC wood (std)	wood		privacy function. US10B finish (typ)	none	none	none	Install coat hook on inside of door 48" AFF and centered on door.



101



① WINDOW SECTION DETAIL

323 Marginal Way Detail and Door Schedule

5/3/10

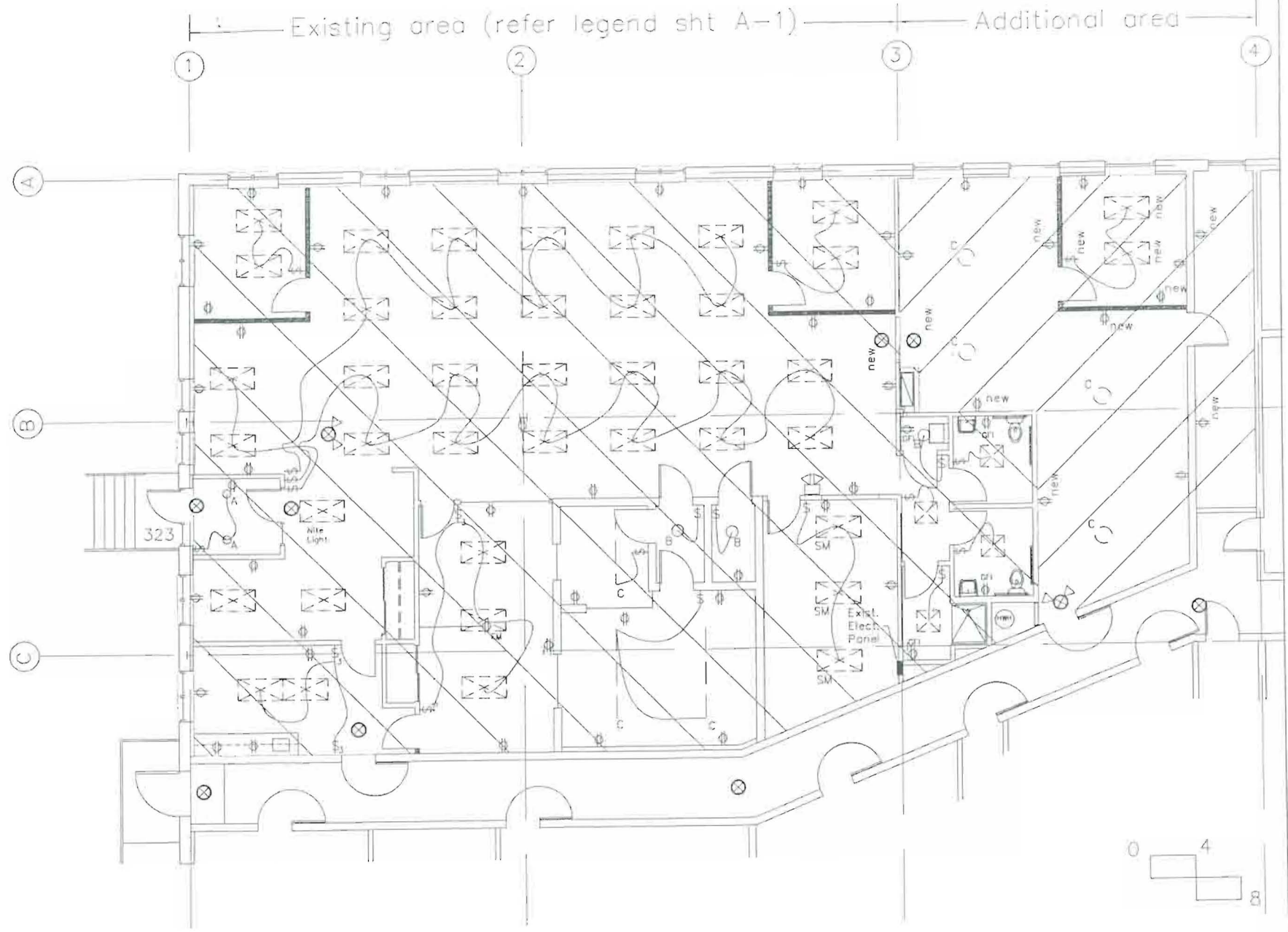
Sheet A-4

SH 4 of 6

Electrical Legend:

Note : Existing electrical to remain. New electrical noted "new" adjacent to symbol. All existing electrical to remain.

- = Electrical panel
- = 2'x4' recessed florescent 18 cell parabolic troffer (3 - T-5 Lamps) to replace existing troffers
- = 2'x4' recessed florescent 18 cell parabolic troffer (3 - T-5 Lamps) to replace existing troffers
- = 2'x2' recessed florescent troffer.
- = Existing recessed fluorescent can.
- = surface mt. incandescent 2 - lamp type fixture. Lightolier Triplex 13 Cat # 5002 or equal.
- = Exist. Metal Halide low bay warehouse it fixture.
- = Lightolier incandescent track lighting track surface (ACT) mount (Black)
- = Combination LED Exit light & emergency lights.
- = LED Exit light.
- = Light switch.
- = Emergency Light
- = GFI Duplex receptacle.
- = (3) way light switch.
- = Duplex Receptacle.
- = Floor Mounted Duplex Receptacle.



①

323 Marginal Way Electrical Plan

8/11/11

Sheet E-1

Legend:

- = Travel Distance to an exit (100 ft max. allowable).
- = Travel Distance to a Fire extinguisher (75 ft max allowable).
- = Fire extinguisher - min req'd 2A (2A will serve 4000 sf).
- = Combination LED Exit light & emergency lights.
- = LED Exit light.
- = Emergency Light

Fire and egress data: (Existing Building):

Applicant: Southern Maine Properties Co.
 PO Box 7525
 Portland, Maine 04112
 (207) 772-6404

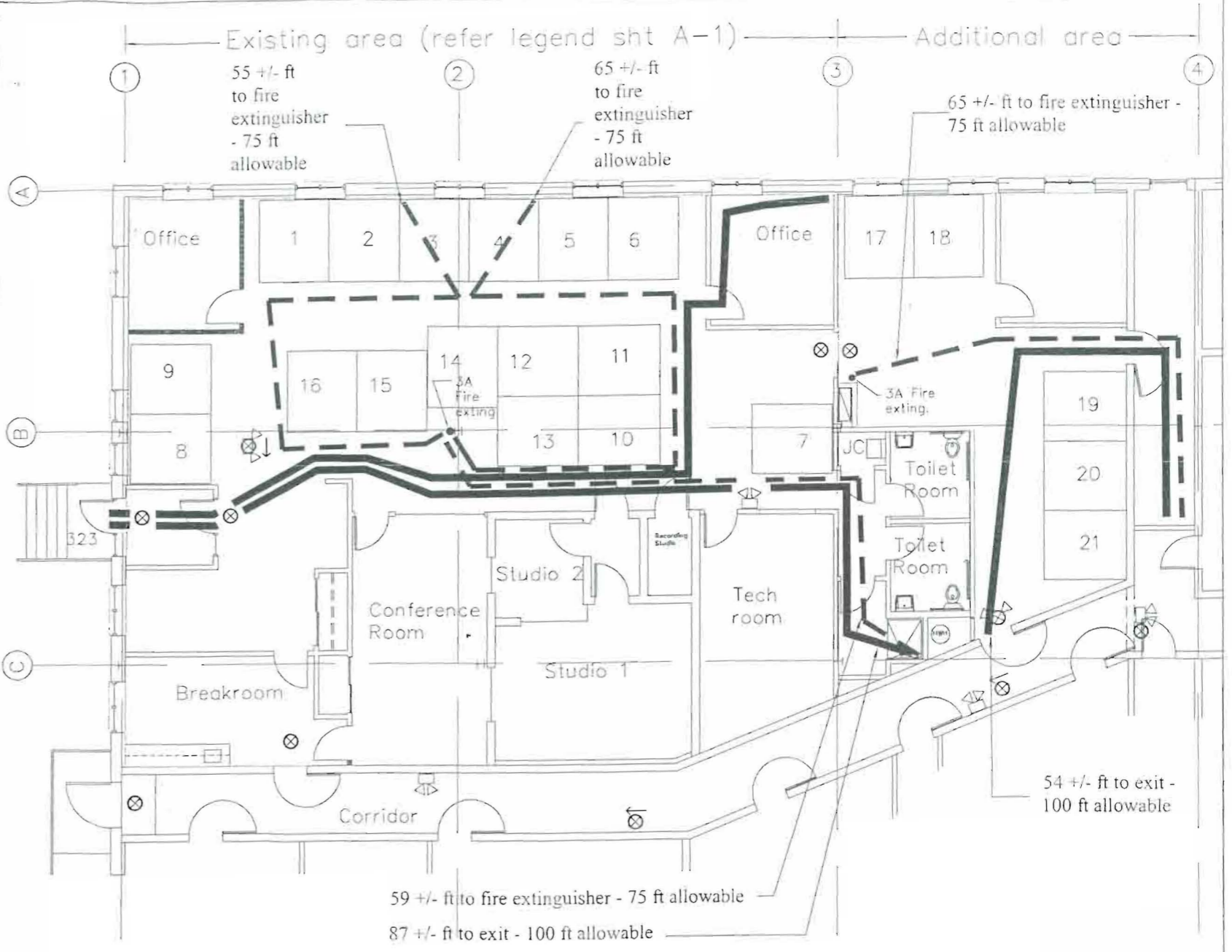
Project Architect: None.

Sprinklers: Existing bldg has full coverage - wet sprinkler monitored system to NFPA.

Occupancy: Existing Business & Existing Mercantile.

Tenant area = 4,400 +/- sf

Occupancy Load based on 1 Occ/100 sf:
 = 44 occupants.



323 Marginal Way Egress Plan

8/11/11

Sheet EG-1

